



PUBLIC HEARING – Amending a portion of Article 22-7 of the Orem City Code pertaining to development standards of the PRD zone



The principal changes proposed:

1. Require a concept plan to be submitted with any application to rezone property to the PRD zone and make the concept plan binding.
2. Require the setbacks from all public street within a PRD zone to be the same currently required for single family dwellings using the sub-local street standards. (from back of curb)
3. Require landscaping standards for the landscape strip between the curb and the sidewalk adjacent to a public street. (One deciduous tree every forty feet)
4. Require all streets in a PRD to be public and to have a buffered sidewalk on each side of the street.
5. Allow private drives in a PRD provided that no more than four units are accessed from a private drive.



1. Require a concept plan to be submitted with any application to rezone property to the PRD zone and make the concept plan binding.

22-7-5. Concept Plan, Site Plan and Final Plat.

A. Concept Plan. A concept plan shall be submitted with every application to apply the PRD zone to a parcel of property. The concept plan shall at a minimum include the following:

1. A layout of all parking areas, amenities, open spaces, landscaped areas, drive accesses, proposed building footprints, building heights and the orientation of all buildings;
2. Architectural renderings that illustrate the architectural style(s), materials, and designs to be employed in the development;
3. The number of residential units per acre;
4. A topographic map of the subject property and adjacent property within three hundred feet (300') of the subject property;
5. A tabulation of the total land area and percentage thereof designated for various proposed uses;
6. A general circulation plan indicating public vehicular and pedestrian ways;
7. Any additional information that the City may deem necessary to determine whether the proposed PRD zone is in the interest of the public health, safety and welfare.

All development in a PRD zone shall be developed in substantial conformance with the concept plan approved as part of the PRD zone application. An approved concept plan shall be made a part of Appendix “RR” of the Orem City Code. An approved concept plan may be modified in the same manner as an amendment to the zoning ordinance.



2. Require the setbacks from all public street within a PRD zone to be the same currently required for single family dwellings using the sub-local street standards. (from back of curb)

Section 22-7-12(D)

1. Except as provided below, setbacks from any property not part of the PRD and from all public streets shall be at least twenty-five (25) feet. The setback when adjacent to a separated sidewalk shall be thirty-two (32) feet to the garage and twenty-nine (29) feet to all other parts of the structure as measured from the back of curb. The side setback adjacent to a separated sidewalk shall be twenty-four (24) feet from back of curb.
2. Single story units in a PRD built at a gross density of six (6) units per acre or less shall be set back at least twenty feet (20') from any other property not a part of the PRD ~~and at least twenty-five feet (25')~~ ~~from a dedicated street.~~
3. Setbacks from Interstate 15 right-of-way and commercially zoned properties shall be at least 10 feet.
4. ~~All garages shall be set back a minimum of eighteen feet (18') from a private street.~~ All primary structures within the PRD zone shall be set back at least eight (8) feet from all other primary structures.



3. Require landscaping standards for the landscape strip between the curb and the sidewalk adjacent to a public street are specified. (One deciduous tree every forty feet)

Section 22-7-12(G)

G. Landscaping.

1. All land within a PRD not covered by buildings, driveways, sidewalks, structures, and patios shall be designated as common area and shall be permanently landscaped with trees, shrubs, lawn, or ground cover and maintained in accordance with good landscaping practice. All required setback areas adjacent to public or private streets shall be landscaped.

Deciduous trees shall be planted and maintained in the landscape strips located between the curb and the sidewalk adjacent to a public street with at least one tree for every forty feet and spaced no more than forty feet apart. However, trees in a landscape strip may be clustered in situations where the City Engineer determines that such clustering is necessary to avoid interference with public utilities. All landscaping shall have a permanent underground sprinkling system. ~~No other fencing shall be permitted.~~



4. Require all streets in a PRD to be public and to have a buffered sidewalk on each side of the street.

February 1, 2016

Section 22-7-12(L)

2. ~~The minimum~~ All streets in a PRD approved after January 6, 2016, shall be public. All streets that are shown on the Orem Transportation Master Plan shall be developed as public streets according to the size and general location shown on the Orem City Master Street Plan. The Planning Commission has the authority to require streets in a PRD to connect with other public streets outside the PRD where such connection is necessary for good traffic circulation in the area. ~~public street shall conform to the buffered sidewalk requirements outlined in Section 17-7-1, of the Orem City Code.~~



Section 22-7-12(L)

3. A ~~private-public~~ street that is projected to have average daily traffic (ADT) of 800 or less shall have a minimum right of way width of at least thirty-two feet (32'). All other public streets shall have a right of way width of at least forty-six feet (46'). All public streets in a PRD shall be paved with either concrete or asphalt, ~~include a six foot (6') wide concrete curb, gutter, and sidewalk on one side of the street and a two foot (2') side concrete curb and gutter on the other side.~~ and shall be constructed in conformance with City standards and specifications. All public streets shall also include curb and gutter on both sides and shall be dedicated to the City.

4. A buffered sidewalk shall be constructed and maintained on both sides of a public street. The buffered sidewalk shall be public and shall consist of a sidewalk at least five feet in width separated from the street by a landscaped planter strip at least eight feet in width. The Planning Commission may waive the buffered sidewalk requirement if it finds that compliance with the requirement would be functionally or aesthetically inconsistent with existing development located near or adjacent to the PRD.



5. Allow private drives in a PRD provided that no more than four units are accessed from a private drive.

Section 22-7-12(L)

54. A private drive shall be allowed only if the following conditions are met:

a. Development of a part of the PRD with a public street is not practicable. paved with either concrete or asphalt and shall not access or service more than four units.

5. All streets that are shown on the Orem Transportation Master Plan shall be developed as public streets according to the size and general location shown on the Orem City Master Street Plan. The Planning Commission has the authority to require streets in a PRD to connect with other public streets outside the PRD where such connection is necessary for good traffic circulation in the area. However, private streets and private drives may be permitted provided that:

ba. The private drivey will not extend to or provide service to another property or parcel not included in the PRD unless there is no reasonable way to access existing parcels contiguous to a private-public street.

cb. The private drivey will not provide access or travel between, or otherwise connect with two (2) or more public streets unless the street or driveway is designed to discourage through traffic.

de. The private drivey is are designed by a qualified civil engineer and constructed to City sStandards and sSpecifications.

ed. The private drivey is are designated on the final plat as a perpetual rights-of-way and public utility easements.

fe. All access points from public streets have "Private Street" or "Private Drive" signs installed.

g. The private drive has a minimum width of twenty-four feet (24') and a maximum width of thirty-six feet (36') and is paved with either concrete or asphalt.

h. The private drive does not access or service more than four units.

6. A private drive may be required ~~The City Council may require private streets/drives~~ to be wider than the minimum width if necessary to insure traffic and pedestrian safety ~~and or~~ to reduce traffic congestion.



Existing PRD:

Hidden Acres
550 North 1060 West





Example Subdivision:

Kirks Fruit Ranch
1630 North 950 West



Advantages:

- A concept plan that a developer is required to follow will allow the City to know exactly what will be built and will provide greater assurance that a PRD development is compatible with surrounding neighborhoods.
- Requiring all streets in a PRD to be public will eliminate future road maintenance issues for HOAs and will ensure that streets in PRDs are properly maintained.
- Requiring a buffered sidewalk on both sides of all streets in a PRD will improve pedestrian safety and walkability; and

Disadvantages:

- Requiring streets to be public and requiring buffered sidewalks in the PRD zone will likely increase development costs.

RECOMMENDATION: The Planning Commission recommends the City Council amend a portion of Article 22-7 of the Orem City Code pertaining to development standards in the PRD zone. Staff supports the recommendation of the Planning Commission.

